



**Fetling Lane  
Charlestown  
St. Austell  
PL25 3FS  
Guide Price £350,000**

- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- SET IN POPULAR LOCATION
  - SEA GLIMPSES
- PERFECT FAMILY HOME
  - DOUBLE GLAZING THROUGHOUT
- CONNECTED TO ALL MAINS SERVICES
  - EV CHARGER
  - ALLOCATED PARKING
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 904.17 sq ft



#### PROPERTY DESCRIPTION

Smart Millerson are pleased to present this immaculately maintained three-bedroom semi-detached property, situated in the highly sought-after area of Charlestown. This spacious family home offers well-proportioned accommodation throughout and is perfectly suited to a range of buyers. Internally, the property briefly comprises a welcoming entrance hallway, a generous lounge, a modern fitted kitchen/diner, a downstairs WC, three good-sized bedrooms, including a master bedroom with en-suite shower room, and a contemporary family bathroom.

Occupying a spacious corner plot, the home enjoys excellent natural light, including winter sun, as well as far-reaching views and delightful sea glimpses. It is further enhanced by beautifully maintained gardens, three allocated parking spaces, and an EV charging point.

Externally, there is a private enclosed rear garden ideal for entertaining or family enjoyment, along with a purpose-built storage shed with electricity connected, offering excellent additional storage or potential workshop space. The property also lends itself well as a lock-up-and-leave second home, given its low-maintenance appeal and convenient setting.

Conveniently located close to local amenities, schools, transport links, and scenic coastal walks, this property represents an ideal family home or investment opportunity. The property is connected to all mains services and falls within Council Tax Band C. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

#### LOCATION

The location is ideal for those looking to enjoy everything Charlestown has to offer. This vibrant coastal and historic port is home to a variety of cafés, restaurants, independent shops, and its picturesque harbour, famously featured in costume dramas including Poldark.

Just two miles away, St Austell offers an extensive range of local amenities, including shops, schools, a cinema, and a mainline railway station. The surrounding area also boasts a number of popular attractions, such as Fowey, Eden Project, the traditional fishing village of Mevagissey, and The Lost Gardens of Heligan.

#### THE ACCOMMODATION COMPRISES

All dimensions are approximate.

#### DOWNSTAIRS W/C

Skimmed ceiling. Wash basin with splashback. WC with push flush. Radiator.

#### LOUNGE

16'0" x 10'11" (4.90 x 3.33)

Skimmed ceiling. Double glazed window to the side and rear aspect. Two radiators. Contemporary electric fire with modern hearth. TV point. Double glazed French doors leading out to the rear garden.

#### KITCHEN/DINER

16'0" x 9'4" (4.90 x 2.87)

Skimmed ceiling. Double glazed window to the front aspect. A range of wall and base fitted units with roll top work surfaces. Integrated oven, four ring electric induction hob and extractor fan. Stainless steel sink with drainer. Integrated dishwasher and fridge/freezer. Plumbing and space for washing machine. Radiator. Ample plug sockets. Laminate flooring.

#### BEDROOM ONE

11'3" x 10'11" (3.45 x 3.33)

Skimmed ceiling. Two double-glazed windows, including a bay window with sea views. Radiator. Ample plug sockets. Skirting boards. Carpeted flooring. Door leading into the

#### ENSUITE SHOWER ROOM

Skimmed ceiling. Obscured double glazed window. Radiator. Mains fed shower. Wash basin. WC with push flush. Vinyl flooring.

#### BEDROOM TWO

9'3" x 8'3" (2.84 x 2.52)

Skimmed ceiling. Double glazed window. Radiator. Ample plug sockets. Carpeted flooring.

#### BEDROOM THREE

9'3" x 7'6" (2.84 x 2.29)

Skimmed ceiling. Double glazed window. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

#### FAMILY BATHROOM

Skimmed ceiling. Double glazed obscure window to the front aspect. Bath with mains fed shower. WC with push flush. Wash basin. Radiator. Vinyl flooring.

#### PARKING

The property benefits from three allocated off-street parking spaces, including the driveway by the garden, all clearly identified. There is also ample on-street parking close by. In addition, the property benefits from an EV charging point for convenient electric vehicle charging.

#### OUTSIDE

The property enjoys an enclosed rear garden, offering a private and secure outdoor space ideal for relaxing and entertaining. South-facing and predominantly walled, the garden is mainly laid to lawn with fenced



boundaries, creating a peaceful setting with ample space for outdoor seating, planting, and family enjoyment. An outside tap adds further convenience. In addition, there is a purpose-built storage shed with electricity connected, providing useful additional storage or potential workshop space.

### SERVICES

This property is connected to mains electricity, water and drainage. This property falls under Council Tax Band C.

### MATERIAL INFORMATION

Verified Material Information

Costs & tenure

Tenure: Freehold

Council tax band: C

EPC rating: C

The building

Semi-detached house, standard construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Allocated, Driveway, and On Street

EV charging point installed

Risks & restrictions

Not a listed building

Not in a conservation area

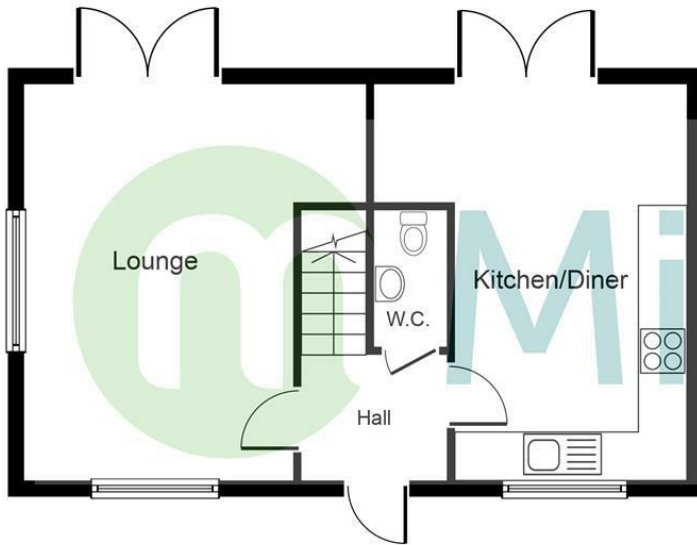
No tree preservation order

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.






**Ground Floor**



**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		73	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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